Karen Johnson Davidson County
Batch# 924898 DEEDWARR
10/04/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20221004-0109198

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842132**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) **The actual consideration or value, whichever is greater, for this transfer is: $400,000.00.** Affiant **Subscribed and sworn to before me, this 30th day of September, 2022.** Notary Public My Commission Expires: 11-5-25

SHERYL A. CALLISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ali Ebadah and Budoor R. Alkhazaali 563 McMurray Drive Nashville TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Tax Parcel ID No. 161-07-0-026.00

Four Hundred Thousand dollars and 00/100

FOR AND IN CONSIDERATION of the sum of ~~Ten and No/100 Dollars ($10.00)~~, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patti Sue Lipscomb, Executrix of The Estate of Joyce Scott James** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ali Ebadah and Budoor R Alkhazaali, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being a tract of land in the Sixth Civil District of said County and State, being more particularly described as follows:

Beginning at a point near the intersection of a branch and McMurray Drive, and 10 feet west of the abuttment of the bridge in McMurray Drive over said branch; running thence south to the westerly fork of said branch, and with the meanderings of said westerly fork of said branch, a total distance of 220 feet to a point; thence west 200 feet to a point; thence north 220 feet, more or less, to a point in the southerly margin of McMurray Drive, which point is 200 feet west of the point of beginning.

Being the same property conveyed to JACK JAMES AND WIFE, JOYCE JAMES, by deed from MARGARET W. JORDAN, of record in Book 6379, page 456 , dated September 7, 1984 , said Register's Office. JACK JAMES died on or about February 24, 2021, leaving JOYCE JAMES as the surviving tenant by the entirety. JOYCE JAMES aka JOYCE SCOTT JAMES died testate, on or about May 30, 2022. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 22P1320. Said Will (and declination to serve of David Paul James) directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, PATTI SUE LIPSCOMB.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 161-07-0-026.00.

Subject to any creek or branch running through or along the boundary line of subject property.

This is improved property located at 563 McMurray Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2022.

The Estate of Joyce Scott James

By: Patti Sue Lipscomb, Executrix

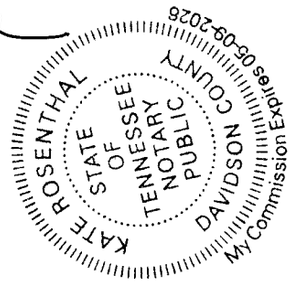
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patti Sue Lipscomb, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of Joyce Scott James, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of September, 2022.

Notary Public

My Commission Expires: 5-9-26



True Copy Certification

I, Gretchen E. Crews, do hereby make oath that I am the licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **September 30, 2022**

Dated: **September 30, 2022**

Gretchen E. Crews

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated **September 30, 2022**

Melinda C. Bourdon

My Commission Expires: October 21, 2024

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY